

LEGALS & PUBLIC NOTICES

Woodbury Town Council Notice

During the December 3rd meeting of the Woodbury Town Council, the council will consider two resolutions for annexation of property to the Town of Woodbury. The first property involves a parcel of the Pease property on Hwy 70 (McMinnville Hwy). The second property involves property on Old McMinnville Road (part of Rob Higgins property). The meeting will be held at Woodbury Town Hall at 7:00 p.m.

Andrew Duggin, Mayor
Town of Woodbury

NOTICE OF FORECLOSURE

WHEREAS, by Deed of Trust dated January 5, 2007, of record in Record Book 94, page 52, Register's Office of Cannon County, Tennessee, Pamela A. Davenport, unmarried, did convey unto T. Mike Estes, as Trustee, a certain tract of real estate hereinafter described, to secure a certain indebtedness set out in said Deed of Trust; and

WHEREAS, Farm Credit Mid-America, FLCA (f/k/a Farm Credit Services of Mid-America, FLCA), is the owner and holder of the note secured by said Deed of Trust hereinabove referred to; and

WHEREAS, W. ANDREW BOBO was appointed Substitute Trustee by Appointment of Substitute Trustee of record in Record Book 202, page 953, Register's Office of Cannon County, Tennessee; and

WHEREAS, the said real estate described in said Deed of Trust is as follows: LOCATED, lying and being in the Fourth (4th) Civil District of Cannon County, Tennessee, and being more particularly described as follows, to wit:

BEING ALL OF TRACT NO. TWO (2) OF THE C.L.E.W. PARTNERSHIP, L.P. PROPERTY as shown on plat of record in Plat Cabinet 2, Slide 2-190A, Register's Office, Cannon County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said tract.

FOR source of title to said realty reference is made to Warranty Deed from The C.L.E.W. Partnership, L.P. to Pamela A. Davenport, dated January 5, 2007, and recorded on January 8, 2007 in Record Book 94, page 50, Register's Office, Cannon County, Tennessee.

THIS property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

THIS property is subject to restrictions as shown in Record Book 94, page 50, Register's Office, Cannon County, Tennessee.

WHEREAS, said Deed of Trust was made to secure the payment of a note therein set out and contained the power to sell in the case of default in the payment of said note and interest at maturity; and

WHEREAS, the makers of said note have defaulted in the payment thereof, and the owner and holder of said note has declared the entire amount due and payable and has requested the undersigned to foreclose said Deed of Trust according to its terms in order to collect said note.

NOW, THEREFORE, I, the undersigned, W. ANDREW BOBO, SUBSTITUTE TRUSTEE will, in accordance with the terms set out in the Deed of Trust above referred to, on November 22, 2024, at 11:00 A.M., at the door of the Cannon County Courthouse, offer for sale and sell the above-described real estate at public auction to the highest and best bidder for cash in bar of equity of redemption and free from homestead and dower, all in accordance with the provisions of said Deed of Trust and the laws of Tennessee controlling such sales, subject, however, to all outstanding real estate taxes; any applicable easements and restrictions; and prior liens or mortgages, if any

Other interested parties: Midland Funding, LLC

Said property may be sold as a whole or by individual lots or tracts or groups of lots or tracts at the discretion of the Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day and time certain without further publication and in accordance with law upon announcement of said adjournment on the day and time and place of sale set forth above.

The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the Substitute Trustee, be cause for rejection of the bid, and if the bid is rejected, the Substitute Trustee shall have the option of making the sale to the next highest bidder who is ready, willing, and able to comply with the terms thereof. The proceeds derived from the sale of the property will be applied as provided for in said Deed of Trust. Said Deed of Trust is made a part hereof as if copied verbatim herein.

This sale of the Property shall be subject to any and all taxes, easements, restrictions, building lines, and assessments (plus penalty and interest, if any), and any redemptive rights of any governmental agency, State or Federal (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust, as well as any priority created by fixture filing, and any applicable City and/or County zoning ordinances as now affect or as may later affect the parcel.

If the U. S. Department of the Treasury/Internal Revenue Service, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor and Work Force Development are listed as interested parties in the advertisement, then the notice of this foreclosure is being given to them, and the sale will be subject to the applicable governmental right to redeem the property, all as required by 26 U.S.C. 7425 and T.C.A. 67-1-1433.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

The address of the property is known as 3952 Burt Burgen Road, Woodbury, Tennessee 37190, but such address is not part of the legal description of the property sold herein, and in the event of any discrepancy, the legal description herein shall control. This property is further identified as being Map 64, Parcel 51.02 on the records of the Tax Assessor of Cannon County, Tennessee.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

This 24th day of October, 2024.

W. Andrew Bobo, Substitute Trustee

BOBO, HUNT & WHITE
111 W. Side Square
Shelbyville, Tennessee 37160
(931) 684-3327

ATTORNEYS FOR SUBSTITUTE TRUSTEE

IN THE CHANCERY COURT OF CANNON COUNTY, TENNESSEE

MORGAN MCNEELY

Petitioner,
VS

RYAN GLUCHOWSKI

Respondent

CASE NO. 24-299

TO: RYAN GLUCHOWSKI

Order of Publication

It appearing from the from the bill in this cause, which is the Last known residence and current address of the above listed defendant, RYAN GLUCHOWSKI, is unknown and cannot be served with process, It is ordered that publication be made for four consecutive weeks in the Cannon Courier, a newspaper published in CANNON COUNTY, TN requiring the said defendant, RYAN GLUCHOWSKI

To appear before the clerk of said Court on or before thirty days after the last Publication hereof and make defense to the bill filed in the above cause, which seeks Name Change of the Minor Child or otherwise said

bill be taken for confessed and cause proceeded with exparte. This the 26 TH day of September, 2024.

Solicitors for Plaintiff: HUNTER FOWLER

MIDDLE TENNESSEE NATURAL GAS UTILITY DISTRICT

BALANCE SHEET

Fiscal Year Ended
March 31, 2024

<u>ASSETS and DEFERRED OUTFLOWS of RESOURCES</u>		(in thousands)
CURRENT ASSETS		
Cash and certificates of deposit	\$	21,232
Accounts receivable and unbilled revenue		11,287
Materials, supplies and gas in storage		8,634
Deferred gas cost		0
Other current assets		323
		<u>41,476</u>
RESTRICTED ASSETS		
Cash - customer deposits		575
Cash - contributions from customers		75
Cash - reserve funds		1,192
		<u>1,842</u>
UTILITY PLANT		
Utility plant in service		328,546
Less accumulated depreciation		(111,094)
		<u>217,452</u>
Construction in progress		0
		<u>217,452</u>
OTHER LONG TERM ASSETS		
		<u>32</u>
DEFERRED OUTFLOWS OF RESOURCES		
		7,771
TOTAL ASSETS and DEFERRED OUTFLOWS of RESOURCES		
	\$	<u>268,573</u>

LIABILITIES, DEFERRED INFLOWS of RESOURCES and NET POSITION

		(in thousands)
CURRENT LIABILITIES		
Accounts payable	\$	4,639
Payroll and sales taxes payable		123
Other current liabilities		658
Over-recovered gas cost		1,871
		<u>7,291</u>
LIABILITIES PAYABLE FROM RESTRICTED ASSETS		
Current maturities of long term debt		1,275
Customer deposits		575
		<u>1,850</u>
LONG-TERM DEBT, less current maturities		
		20,627
POST EMPLOYMENT BENEFITS OBLIGATION		
		20,069
NET POSITION		
Net investment in capital assets,		195,297
Unrestricted		22,025
Restricted for debt service		1,192
		<u>218,514</u>
DEFERRED INFLOWS OF RESOURCES		
		222
TOTAL LIABILITIES, DEFERRED INFLOWS of RESOURCES, and NET POSITION		
	\$	<u>268,573</u>

MIDDLE TENNESSEE NATURAL GAS UTILITY DISTRICT

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

Fiscal Year Ended
March 31, 2024

		(in thousands)
OPERATING REVENUES		
Sale of Natural Gas		
Residential	\$	29,502
Commercial		13,753
Industrial		17,050
Sale of merchandise & jobbing		2,060
Other operating revenues		566
		<u>62,931</u>
OPERATING EXPENSES		
Cost of sales		35,239
Operations, maintenance & engineering		8,998
Customer accounting and collection		4,091
Communication and promotion		279
Administrative and general		4,165
Depreciation and amortization		5,418
		<u>58,190</u>
OPERATING INCOME		
		4,741
NONOPERATING REVENUE (EXPENSES)		
Interest income		944
Interest expense		(447)
Other		27
		<u>524</u>
INCOME BEFORE CONTRIBUTIONS		
		5,265
CAPITAL CONTRIBUTIONS		
		<u>1,823</u>
CHANGE IN NET ASSETS		
		7,088
NET POSITION, beginning of year		
		<u>211,426</u>
NET POSITION, end of year		
	\$	<u>218,514</u>

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